Biodiversity Net Gain Exemption Statement

Planning Ref: H16-0667-26

The proposed Street Hub would be installed entirely on a section of pavement, which is a location that is already fully hard-surfaced and contains no vegetated or semi-natural features. As the development is confined to this sealed surface, it does not encroach upon any priority habitats, nor does it involve the removal, disturbance, or fragmentation of ecological features of value. Under the statutory biodiversity metric, the footway is classified as *developed land* with a biodiversity value of zero, confirming that the introduction of the Street Hub would not result in any measurable loss of biodiversity. There are also no other onsite habitats present within or immediately adjacent to the installation area that could be affected by the proposal, and no ecological receptors that would require mitigation or further assessment.

Given these circumstances, the scheme is considered ecologically neutral and falls within the category of developments that are exempt from Biodiversity Net Gain (BNG) requirements. As the works take place entirely on land with a biodiversity value of zero, the general Biodiversity Gain Condition, as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended), does not apply to this proposal. The development therefore does not trigger any requirement for biodiversity compensation, uplift, or enhancement measures. In summary, the Street Hub would be placed on land that already holds no biodiversity value, would not impact any habitat of importance, and is formally exempt from the statutory BNG provisions.